

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 26, 2024

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, March 26, 2024, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:06 a.m. by Chair Carey.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Chair Ric Carey	Present
Vice Chair P. Shields Ferber	Present
Member Sydney Ray	Absent
Member Ferenc Stephen Varga	Absent
Alternate Member Marc de Baptiste	Present
Alternate Member Roger Brinner	Absent

Members Ray, Varga, and Brinner were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Carey led the Pledge of Allegiance.

PUBLIC COMMENT

Chair Carey opened the floor for public comment. Hearing none, he closed the floor for public comment.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the February 20, 2024, Regular Meeting

Member de Baptiste moved to adopt the minutes of February 20, 2024; seconded by Member Ferber. Motion carried 3-0.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 69 Spanish River Dr.

Chair Carey explained that this was a quasi-judicial hearing and asked if any board members had any ex-parte communications with the applicant, owner, or builder. All Planning and Zoning Commissioners informed that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman gave his report and recommended approval of the project with conditions that were noted in the staff report. Chair Carey asked if the applicant's calculations and footprint were correct, and Town Planner O’Gorman answered his question.

Architect Richard Bremer, Jr. presented the new proposed project. He identified the garage, pool,

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renderings, elevations, porch, balcony, and style of the home. He also provided more details about adding windows to the walk-in closet and garage.

The board asked questions regarding the façade of the house and windows. Mr. Bremer Jr. answered their questions.

Town Clerk Avery swore in Town Engineer Tara Bamber who wished to give testimony. The board asked Town Engineer Bamber questions regarding swale requirements, exfiltration trench, and adding additional piping for discharge through the intercoastal. Town Engineer Bamber answered their questions.

A brief discussion ensued regarding ensuring that drainage is a topic for discussion at the workshop.

Town Clerk Avery swore in Zoning Official Manny Palacios who wished to give testimony. Chair Carey asked Zoning Official Manny Palacios and the applicant if the data calculations changed since the prior meeting, and they both responded no.

Chair Carey opened the floor for public comment. Hearing none, he closed the floor for public comment.

Member Feber moved to approve the Development Plan Review for 69 Spanish River with staff comments; seconded by Member de Baptiste. Motion carried 3-0.

COMMISSIONER COMMENTS

Member Ferber said that more discussion was needed regarding construction rights. Member de Baptiste mentioned that screening of a/c units should also be discussed. Town Attorney Goddeau recommends that screening of a/c units be discussed at the workshop for direction from the Town Commission to work on an amendment.

Chair Carey spoke about massing issues throughout the Town. More discussion followed regarding flood elevation.

Chair Carey announced that next month is his last month serving as a commissioner. He also mentioned that Shields will be a strong Chair in his absence.

More discussion followed regarding finding replacements for open positions.

Chair Carey and Member Ferber both announced that they would not be able to attend the workshop.

Further discussion ensued about the landscape code needing to be updated, off-street parking, and multiple cars parking on Island Drive overnight.

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ADJOURNMENT

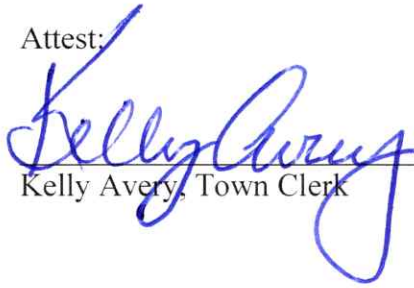
Meeting adjourned at 10:06 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on April 16, 2024.



Ric Carey, Chair

Attest:



Kelly Avery, Town Clerk

